



## NOTICE OF PUBLIC HEARING

*Date mailed: May 15, 2018*

You are receiving this notice for a public hearing regarding an appeal of a land use application. The appeal requires review by the Milwaukie City Council at a public hearing. It also requires notice to all property owners and residents within 300 feet of the proposal, the property owner(s) and applicant, and the affected neighborhood district association(s). The proposal and information on how to respond to this notice are described below.

**The Milwaukie City Council will hold a public hearing on the proposal at a meeting beginning at 6:00 p.m. on Tuesday, June 5, 2018, at Milwaukie City Hall, 10722 SE Main Street.**

<b>File Number(s):</b>	AP-2018-001
<b>Location:</b>	10660 SE 21 <sup>st</sup> Ave 11E36BB01800 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	<p>This hearing is an appeal of Milwaukie Land Use File #CSU-2018-002; DR-2018-001; NR-2018-001; P-2018-002; VR-2017-007, approval for the complete structural improvement of the Ledding Library resulting in a new 20,000-sq ft one-story library on the existing library site. Site improvements include a reconfigured parking lot, stormwater planters, and other landscape elements. Included in the application was a parking modification to allow 28 parking spaces rather than the maximum allowed 24 parking spaces on the site.</p> <p>The property includes designated Water Quality Resource (WQR) and Habitat Conservation Area (HCA), including delineated wetlands, and the proposed development would result in some WQR and HCA disturbance, triggering a need for Natural Resource Review.</p>
<b>Reason for Appeal by Appellant:</b>	The appellant seeks review of the Planning Commission approval of the project based on issues including parking, size and design of the building, natural resources, noise, safety, and construction impacts. In addition, the language of the 2016 ballot measure for funds for the library project is raised as an issue.
<b>Appellant Contact:</b>	Tom Madden, Historic Milwaukie NDA 10550 SE Main St., Milwaukie, OR 97222 916-799-5798 / <a href="mailto:tmadden00@gmail.com">tmadden00@gmail.com</a>

<b>Applicant/Primary Contact Person:</b>	Leila Aman, Development Project Manager City of Milwaukie 6101 SE Johnson Creek Blvd. Milwaukie, OR 97222 503-786-7616 / <a href="mailto:amanl@milwaukieoregon.gov">amanl@milwaukieoregon.gov</a>  Tyler Nishitani, Hacker Architects 733 SW Oak St., Suite 100 Portland, OR 97205 <a href="tel:503-227-1254">503-227-1254</a> / <a href="mailto:tnishitani@hackerarchitects.com">tnishitani@hackerarchitects.com</a>
<b>Owner(s):</b>	City of Milwaukie 10722 SE Main St. Milwaukie, OR 97222
<b>Staff contact:</b>	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 <a href="mailto:koliasv@milwaukieoregon.gov">koliasv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Ray Bryan at 503-593-3336.
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 19.304 Downtown Zones</li> <li>• MMC 19.402 Natural Resources</li> <li>• MMC 19.508 Downtown Site and Building Design Standards</li> <li>• MMC 19.605 Vehicle Parking Quantity Requirements</li> <li>• MMC 19.700 Public Facility Improvements</li> <li>• MMC 19.904 Community Service Uses</li> <li>• MMC 19.907 Downtown Design Review</li> <li>• MMC 19.1006 Type III Review</li> </ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>

**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <https://www.milwaukieoregon.gov/planning/ap-2018-001>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, May 30, 2018**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st St (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov/meetings>

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

**NOTE:** The City Council appeal hearing will be an on-the-record de novo hearing. New evidence is not allowed. New testimony and arguments are allowed. The City Council will evaluate the existing

evidence and testimony that were presented to the Planning Commission. Council will also hear new testimony and arguments. Everyone is eligible to participate in the appeal hearing.

**To comment on a proposal:** You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant’s testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

**To appeal a decision:** The City Council's decision may be further appealed by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**  
THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT  
SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.